



THE
A-TEAM

**RE/MAX
FIRST**

338220 PANIMA Close, Rural Foothills County T1S 1A2

MLS® #: **A2109087**

Area: **NONE**

Listing Date: **02/20/24**

List Price: **\$525,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Rural Foothills

Year Built:

0

Lot Information

Lot Sz Ar:

197,326 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

DOM

90

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Electricity at Lot Line,Natural Gas at Lot Line,Phone At Lot Line

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2111171

Zoning:

CRA

Remarks

Pub Rmks:

Looking for that PERFECT ACREAGE Lot? MOUNTAIN VIEWS, 3-rail professional fencing, electric gate at entrance? Only 5 minutes west to Okotoks or 15 minutes North to Calgary? Sound interesting? Take a drive to Panima Close. OUTSTANDING 4.53 acres LOT. Bring your own builder or hold on to the lot for future building. This is a quiet location in the country but oh, so close to conveniences. There are some architectural controls that help to keep the integrity of the subdivision to a high standard. Services including gas, electric and telus are located to the property line helping minimize the install costs. On bus routes for the kids. Photos are shown in Winter and Summer.

Inclusions:

none

Property Listed By:

RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



